

(90)

73-48

**Know all Men by these Presents,****That** LEO F. POULIN, CO.TRANSFER  
TAX  
PAID

013519

a corporation organized and existing under the laws of the State

of Maine

and located at Winslow

in the County of Kennebec and State of Maine

in consideration of One Dollar and other Valuable Considerations

paid by DEBORAH L. MCAFEE of 502 Piscataquis Street, Rumford, Maine 04276

the receipt whereof it does hereby acknowledge, does hereby give.

grant, bargain, sell and convey, unto the said DEBORAH L. MCAFEE, her

heirs and assigns forever,

a certain lot or parcel of land in Waterville, Kennebec County, and in  
State of Maine, more particularly bounded and described as follows:SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

RETRANS

PR

CP

TR

PPC

**To have and to hold**, the aforegranted and bargained premises  
with all the privileges and appurtenances thereof to the said  
DEBORAH L. MCAFEE, her

heirs and assigns, to them and their use and behoof forever.

**And** the said Grantor Corporation does hereby COVENANT with the  
said Grantee, her heirs and assigns, that it is lawfully seized  
in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said  
Grantee to hold as aforesaid; and that it and its successors,  
shall and will WARRANT AND DEFEND the same to the said Grantee,  
her heirs and assigns forever, against the lawful claims and  
demands of all persons.

**In Witness Whereof**, the said LEO F. POULIN, CO.

has caused this instrument to be sealed with its corporate seal  
and signed in its corporate name by Anthony F. Poulin  
, its President ,  
thereunto duly authorized, this 29th day of June  
in the year one thousand nine hundred and ninety.

Signed, Sealed and Delivered  
in presence of

LEO F. POULIN, CO.

By

Anthony F. Poulin  
Its President

(CORPORATE SEAL)

## State of Maine

County of Kennebec,

ss.

June 29th, 1990

Then personally appeared the above named

Anthony F. Poulin, President of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument  
to be his free act and deed in his said capacity, and the free act  
and deed of said corporation.

Before me,

Robert E. York

~~Justice of the Peace~~

Notary Public.

Print name:

SEAL

EXHIBIT A

73-48

A certain lot or parcel of land situated in the Town of Waterville, located on Pleasant Hill Drive, in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 8; thence heading N 29 degrees 45' 59" E 200.03' (Two Hundred and Three One Hundredths Feet) along Lot 7 to an iron pin marking the Northwesterly corner of said Lot 8; thence heading S 60 degrees 14' 01" E 97.80' (Ninety-Seven and Eighty One Hundreds Feet) along land owned by Horace Marcoux to an iron pin on the Northerly line of said lot 8, thence heading S 59 degrees 32' 31" E 62.26' (Sixty-Two and Twenty-Six One Hundredths Feet) along land owned Laurence and Doris Pillsbury, to an iron pin marking the Northeasterly corner of said Lot 8; thence heading S 29 degrees 45' 59" E 199.28' (One Hundred Ninety-Nine and Twenty-Eight One Hundredths Feet) along Lot 9 to an iron pin marking the Southeasterly corner of said Lot 8; thence heading N 60 degrees 14' 01" W 160.00' (One Hundred Sixty and No One Hundredths Feet) along Pleasant Hill Drive right-of-way to the beginning pin.

Lot 8 also includes a CMP easement recorded at the Kennebec County Registry of Deeds in Book 1540, Page 197, also shown on Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 8 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is also subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of way and zoning restrictions of record.

For source of title, reference may be had to a deed from James A. McBrady to Leo F. Poulin Co. dated June 29, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3571, Page 374.

RECEIVED KENNEBEC SS.

1990 JUL -5 AM 9:00

JAMES A. McBRADY  
REGISTER OF DEEDS